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cube

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**275 Gray's Inn Road**  
Office Space Brochure



## 275 Gray's Inn Road, Kings Cross

275 Gray's Inn Road is located within the vibrant and evolving neighbourhood of King's Cross. Flooded with natural light, our Gray's Inn space offers six floors and 13,263 feet of high-spec, high-tech office space in the ever-evolving and well-connected Kings Cross, a gateway to national and international business opportunities via the Eurostar and train links.

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## LOCATION

275 Gray's Inn Road is located just 3 minutes' walk from King's Cross and St Pancras International stations which offer access to six London Underground lines (Victoria, Piccadilly, Northern, Hammersmith & City, Circle and Metropolitan), Mainline Rail and Eurostar services to mainland Europe. In addition, King's Cross is just one Underground stop from the Elizabeth Line (Crossrail) – at Farringdon.

As a result, King's Cross has become one of London's most sought-after places to live and work and one of London's key transport hubs.

A forward-thinking, innovative brand would thrive in this contemporary, exciting space designed with the future in mind.





## Inside Gray's Inn Road





## Inside Gray's Inn Road





## Key features

### Facilities



24 hour access



Bike storage



CCTV



Disabled Access



HVAC



Recycling



WiFi



Showers



Reception



Cleaning



Furnished

### Nearest Stations

Kings Cross



The Business Centre is close to London Underground tube stations Kings Cross & Kings cross St Pancras international station.

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## Office space proposal

<b>DEPOSIT:</b>	2 months rent deposit + 1 months rent upfront
<b>MINIMUM TERM:</b>	24 months
<b>INTERNET:</b>	100mb dedicated bandwidth provided to cabinet
<b>FURNISHED:</b>	Fully furnished standard desks & chairs
<b>FACILITIES:</b>	Own kitchenette
<b>RECEPTION:</b>	Manned reception with call answering service
<b>SERVICES:</b>	Cleaning twice a day





## Floor, Location, Size, Price

4<sup>th</sup> Floor

2,141 sq ft  
(self-contained)

£26,680 PCM +  
VAT

## Financials

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**START DATE:** May 2026

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**TERM:** 24 months

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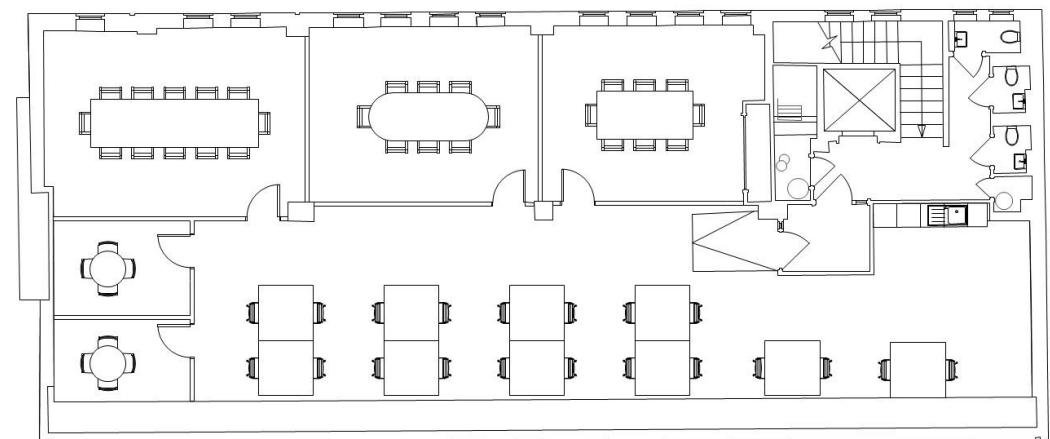
**DEPOSIT:** 2 months rent deposit + 1 months rent  
upfront

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**SET UP:** Office layout as it is, additional rooms or  
amendments will be charged on a non-profit  
basis, material & labour

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## Example Floorplan





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**Get in touch and we can discuss your requirements or arrange a viewing to show you around your dream office space**

Call us: 020 7788 4747 | Email us: [info@businesscube.co.uk](mailto:info@businesscube.co.uk) | [www.businesscube.co.uk](http://www.businesscube.co.uk)

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